

PLANNING COMMISSION REGULAR MEETING MINUTES
Lake Stevens School District Educational Service Center
12309 22nd Street NE, Lake Stevens, WA 98258
Wednesday, October 22, 2014

CALL TO ORDER: 7:05 pm by Chair Gary Petershagen

MEMBERS PRESENT: Linda Hoult, Janice Huxford, Pamela Barnet, Gary Petershagen, Mirza Avdic, Jennifer Davis and Tom Matlack

MEMBERS ABSENT: None

STAFF PRESENT: Planning Director Becky Ableman, Mayor Vern Little

OTHERS PRESENT: None

Excused absence. None

Guest business. None

Special Presentation.

Approve Minutes from 9-3-2014 Motion made by Commissioner Barnett to approve minutes. Seconded by Commissioner Huxford. Commissioner Hoult abstained. Motion carried unanimously. (6-0-1-0)

Public Hearing:

Presentation given by Director Becky Ableman with handouts regarding Code Amendment for Traffic Impact Fees.

Director Ableman presented a proposed Code Amendment to Lake Stevens Municipal Code 14.112.080 (D) specifically, traffic impact fees.

Commissioner Huxford made a motion to open Public Hearing retroactively to the beginning of Director Ableman's comments. Motion was seconded by Commissioner Davis.

Discussion: There was discussion of what incentive adjustments other jurisdictions had made. Director Ableman answered questions regarding other jurisdictions, size of employment and sunsets on time frames of incentives.

Staff indicated Council's intent to establish incentives including a traffic impact fee reduction program to attract business activity. The code amendment would clarify the Council's authority to adjust impact fees when there is clear public benefit pursuant to RCW 82.02.060. The primary businesses that will be targeted are expected to increase job growth and potentially sales tax revenue. Staff further explained that specific incentive programs will be proposed to Council that will likely address a scale of benefit i.e. number of jobs provided and/or tax receipts thresholds. It has been discussed with Council that programs proposals would likely contain a sunset clause of two or three years.

Commissioners asked what other jurisdictions are doing related to sliding scales and if there had been any measurements on success of these types of incentives. Staff explained that there were currently no measurements as the incentives that were looked at were fairly new. The sunset of these programs allows jurisdictions to measure whether or not desired results are being attained and to adjusted or extended if deemed appropriate. Staff described other incentives such as permit fee waivers that could also be part of incentive programs. The Planning Commissioners indicated that it might take longer to get larger business to locate in Lake Stevens and be taken into account. Staff indicated that Council would make the final determination on the extent and parameters of any programs. Planning Commissioner inquired about whether or not the programs would be structure by a timeline or by reaching a quota. Staff explained that it could be both, for example, the program could be structure to sunset after three years or when the City had attained growth of a 1,000 jobs whichever came first. The Planning Commission also asked if a proposed program would apply to single-family home projects or to projects that were already permitted. Staff indicated that there was not an indication that single-family home projects would receive incentives given the significant growth in the single-family home developments already occurring. The goal is to encourage what the City isn't getting. Some businesses may not qualify for the incentives based on specific parameters.

Commissioners wanted to know about the long-term financial impacts on the capital projects related to traffic mitigation funds. Staff explained that an analysis is being completed for Council review as they move through their decision process of a specific program.

The Planning Commission inquired about how traffic impact fees are calculated and is the fee different for a warehouse versus a large box retailer. Staff indicated traffic impact fees are assessed on a project based on a set rate for each PM Peak Hour Trips generated by the type of use. Generally a warehouse use will generate less trips than large scale retail.

Planning Commission asked if there would be a Council public hearing on the specific program. Staff indicated they expected the Council will want public input.

The Commissioners expressed their support for Council encouraging incentives that will attract the right businesses for Lake Stevens by bringing living wage jobs and diversity. They suggested incentive programs be implemented in such a manner to bring the good businesses that will build attractive development and help sustain the right growth in the community.

Mayor Little gave staff presentation regarding forethought of parking provision questions.

Public Testimony: Motion to open public testimony made by Commissioner Hoult, seconded by Commissioner Davis, Motion passed unanimously (7-0-0-0).

No public present and no letters or emails were received. Confirmation of notice given to newspaper was given.

Motion to close public testimony made by Commissioner Matlack, seconded by Commissioner Hoult. Motion passed unanimously (7-0-0-0)

Motion to close public hearing made by Commissioner Davis, seconded by Commissioner Hoult. Motion passed unanimously (7-0-0-0).

Commission Action by Motion: Commissioner Barnett made a motion to allow **LUA2014-0079 Traffic Impact Fee Code Calculation Amendment LSMC 14.112.080 traffic impact fees.** seconded by Commissioner Avdic.


Motion passed unanimously (7-0-0-0).

Additional Comments: Commissioners discussed how the city was to select future employers and comply with comprehensive plan. Mayor Little and Director Ableman explained Council's desire to attract the right types of business for Lake Stevens through recruitment efforts.

Planning Director's Report: Snohomish County Tomorrow 2013-2014 Growth Monitoring Report was provided by Director Ableman. Presentation with slides were also provided. Extensive discussion on growth and demographics.

Adjourn: Commissioner Huxford moved to adjourn at 8:21 p.m., seconded by Commissioner Hoult; motion carried unanimously. (7-0-0-0)



Gary Petershagen, Chair

Jill Meis, Clerk, Planning
Commission

